

Telford Court, Streatham Hill SW2

Tenure: Share of Freehold Borough: Lambeth

£300,000

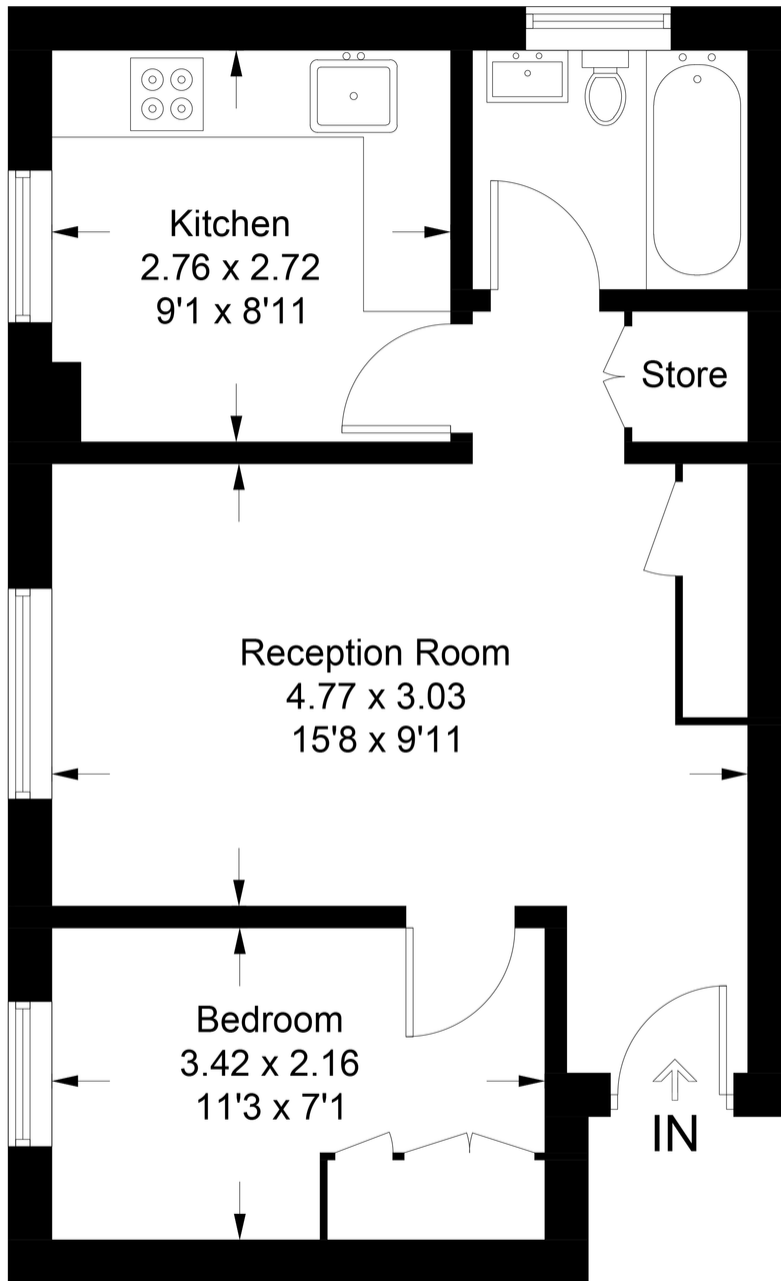
- Excellent Streatham Hill location
- Chain free



This charming one bedroom flat is offered to the market chain free and is just moments from Streatham Hill station. The flat has a large reception room and separate eat-in kitchen and is presented in great condition. Telford Court also has a large, well-maintained communal garden and parking. On the doorstep are an excellent array of shops, bars, restaurants and bus routes to the City and West End.

Telford Court

Approximate Gross Internal Area = 37.9 sq m / 408 sq ft



Fifth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID905017)



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03102022_14333 Energy performance certificate (EPC) - Floor energy certificate - 0202/08

Energy performance certificate (EPC)		
Full 2020 'super-green' standard: 100	Current rating: D	Valid until: 13 March 2027
Minimum rating: 35	Current score: 478	Certificate number: 4789-0662-2171-4849-3166

Property type: Top-floor flat
Total floor area: 38 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#) ([links to the relevant legislation](#) and [links to the relevant guidance](#)).

Energy efficiency rating for this property
The property's current energy rating is D. It has the potential to be C.
[See how to improve this property's energy efficiency](#).

The graph shows the property's current and potential energy efficiency.
Properties are given a rating from A (most efficient) to G (least efficient).
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.